

**LUXURY AND MODERN THREE BEDROOM  
APARTMENT LOCATED AT THE SEAFRONT  
NEAR DASSOUDI BEACH**

1 400 000 €

~~1 450 000 €~~

<b>Property Code:</b>	2611	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	156 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	100 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Resale	<b>VAT:</b>	NO VAT

**Property features:**

Air Condition	Parking - Covered	Telephone Line	Solar panels for hot water
Double Glazing	Garden	Oven	Washing machine
Dish washer	Microwave	Cooker	Extractor Fan
Parking	Refrigerator		

**Description:**

This residence is an entirely renovated apartment that is positioned between the seafront and the sea road adjacent to the famous Dasoudi Beach. It is suitably located a few steps away from restaurants, cafes, and various retail outlets.

The property has been completely transformed into a modern living space equipped with the latest amenities and features such as ethanol fireplace, underfloor heating, solar panels for energy saving, walk-in closet, and built in closets.

The open plan shared living space is fitted with a contemporary kitchen, that also encompasses the dining and living areas, it also features a home office space.

The living room is fitted with seamless glass windows providing an unobstructed panoramic view. Riverside residence has one master bedroom with a walk-in closet and en-suite bathroom, and two bedrooms with built in closets that share a bathroom, in addition to a guest bathroom

The apartment is situated on the third floor within a gated complex consisting of two well maintained residential buildings.

It boasts sweeping views overlooking the sea and beach with a corner view of a seasonal flowing river to the sea and is surrounded by pristinely landscaped gardens.

COVERED AREA 156 SQ. M

3 BEDROOMS

2.5 BATHROOMS

Floor heating throughout

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Build-in A/C individually regulated

High end porcelain floors in bathrooms, kitchen and livingdining  
room

Wood cladded entrance

Kitchen, bathroom cabinetry, closet doors as well as the  
elegant pivoted entrance door are all carpentry work

Solar panels on the roof

Double glazed windows with grade A aluminum frames

Renovation of the entire complex completed by 2020

Living Room

Ethanol fireplace

55' Smart TV and faces directly the sea

Sliding windows transform this room into a terrace

Kitchen

Miele appliances, Liebherr Fridge and Freezer

Fully integrated Dishwasher

Professional Franke sink with Franke battery

Bosch washer and Bosch dryer are built into a wall unit  
(separated from the kitchen)

Natural granite stone work-tops

Bedrooms

Wood laminate

Master bedroom with ensuite bathroom, walk-in closet and  
wood cladded wall

Build-in closets in all bedrooms, bedroom corridor and  
entrance

Bathrooms

Villeroy & Boch basins and bathtub

Grohe fixtures

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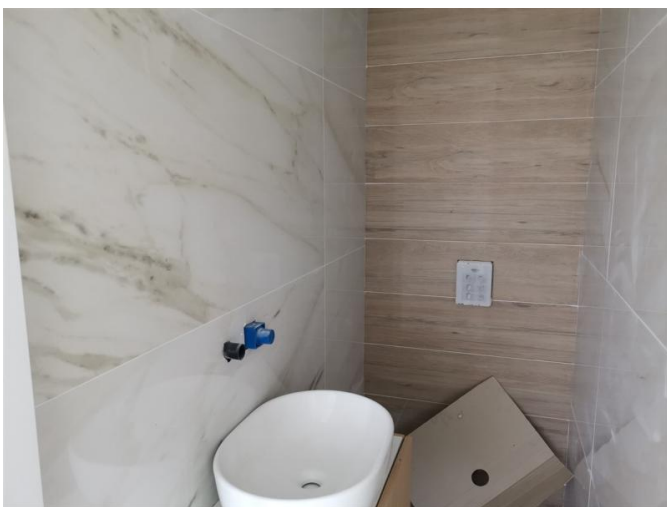
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